



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

Meeting of March 24, 1988

Present: Sherr, Chaput, Raftery, Sillers, Davis, Tobin

#### Town Office Site

Representatives of HMM Associates, Inc., reported the results of their investigations of the site constraints in the Banta/Davis and Conant parcels, and responded to questions from the Planning Board and public.

#### ANR - Dewing

After the engineer explained the plan, on a motion by T. Raftery, second by V. Chaput, the Planning Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass., Middlesex County, for Dewing," dated February 16, 1988 by Stamski and McNary, Inc., 90 Harris Street, Acton, Mass.

#### PUBLIC HEARING - West Meadow

A public hearing was held on the application of J. Robert Koning for a proposed 6 lot subdivision south of 361 Acton Street. In reviewing the submission and the review letter from CV & P the Planning Board noted as follows:

Section 3-B Definitive Plan, 1.c: location plan has been submitted.

#### Section 4 Design Standards

A.1.b(c) The plan does not conform and the submission did not include a request for a waiver.

A.3.d: The submission included a waiver request to permit 25 foot curb radius along the west curbing. The applicant will stake the affected area for Planning Board inspection.

A.5.c: Alternative provided. The applicant will request a letter from the Department of Public Works.

#### Section 5 Required Improvements

B.4: The applicant agreed he will either conform or request a waiver.

C.1.a: Submission included a waiver request.

D.1: The applicant agreed he will either conform or request a waiver.

D.2: The applicant agreed to conform.

D.3: The applicant will stake the affected area for Planning Board inspection.

Mr. Sherr inquired if any member of the public in attendance wished to speak to the matter.

Scott Monroe of Acton St. said he was concerned that the headlights of cars on the subdivision road would shine into his windows and he requested a "no-cutting" zone. After discussion, the applicant agreed to stake the road location so that Mr. Munroe can judge whether or not the car lights would shine in the direction of his house.

Robert Santomena, 307 Acton St. said that the present field is an amenity for the neighborhood and added that, therefore, he supports the waivers. He commented that a "no-cutting" zone as requested by Mr. Munroe would disturb this amenity.

After further discussion of the entrance to the subdivision, the applicant said that he would consider requesting a waiver in curb radius for both sides of the entrance.

Hearing continued to April 28, 1988 at 10:00pm at the Fire Station.

#### Ice Pond

The Planning Board voted unanimously to grant the applicant's request to continue the hearing on the application of Charle Boiteau for a Special Permit pursuant to Section 5.H.3 of the Carlisle Zoning Bylaws for a Common Driveway at the premises at Ice Pond Road Subdivision off East Street to April 28, 1988 at 8:45pm at the Fire Station.

The public hearing on the application of Charles Boiteau for a special permit pursuant to Section 5.B.5a(1) of the Carlisle Zoning Bylaws to construct a pond over .5 acre in a Wetland/Flood Hazard District, continued from February 25, 1988 was reopened. There being no new evidence or discussion the hearing was closed at 9:55. On a motion by T. Raftery, seconded by S. Sillers, the Planning Board voted unanimously to grant a Special Permit to construct a pond in accordance with a plan entitled "Proposed Pond for Mr. Charles Boiteau, 278 Mill Road, Chelmsford, MA. off East Street, Carlisle, Ma." by Westcott Site Services, 240A Elm St. Davis Sq., Somerville, MA. dated June 26, 1987, revised September 17, 1987, September 22, 1987, and October 1, 1987 on the basis of the following findings: (1) There was no evidence to indicate that the proposed use will be detrimental to the public health, safety and welfare, or that it will not be in harmony with the general purpose and intent of the Zoning Bylaw; (2) The proposed use will comply in all respects with the provisions of the Zoning Bylaw that are applicable to the underlying district within which the land is located; and (3) The Plan and the applicant's statement indicate that the pond will not cause undue disruption of the natural flow, absorption and storage of water and that it will avoid the risks of pollution, siltation or flotation within the remainder of the Wetlands District; and subject to the condition that the material removed in the creation of the pond will remain on the contiguous property of Charles Boiteau which is 8.547 acres.

Minutes

The members made no additions or corrections to the draft minutes of the March 14, 1988 meeting and postponed acceptance until they are available in final form.

New Hire

The Planning Board authorized the Chairman to sign the form for the hiring of Jill Schreiner as Planning Board secretary at the rate of \$7.10/hour. After discussion the members agreed that the Planning Board secretary is to report to the Administrative Planning Assistant.

The meeting was adjourned at 10:13pm.

Respectfully submitted,

Elaine H. Olden  
Administrative Planning Assistant